



**Connells**

Scott Road  
Birmingham



### Property Description

We have a very well presented and maintained Three /Four ( Loft Conversion ) Bedroom Semi Detached Family Home in this sought after Residential Area. A very well proportioned and spacious property offering plenty of Living Space with added potential. The Loft has been Converted to offer versatility and a Fourth Bedroom via Pull Down Stairs . Location is key as Local Schools, Shopping Amenities and the Motorway Links are Close By

### Lounge

12' 4" x 11' 4" ( 3.76m x 3.45m )

### Kitchen Diner

17' 1" x 11' ( 5.21m x 3.35m )

### Bedroom One

11' 4" x 10' 6" ( 3.45m x 3.20m )

### Bedroom Two

13' 2" x 10' 8" ( 4.01m x 3.25m )

### Bedroom Three

8' 2" x 6' 1" ( 2.49m x 1.85m )

### Family Bathroom

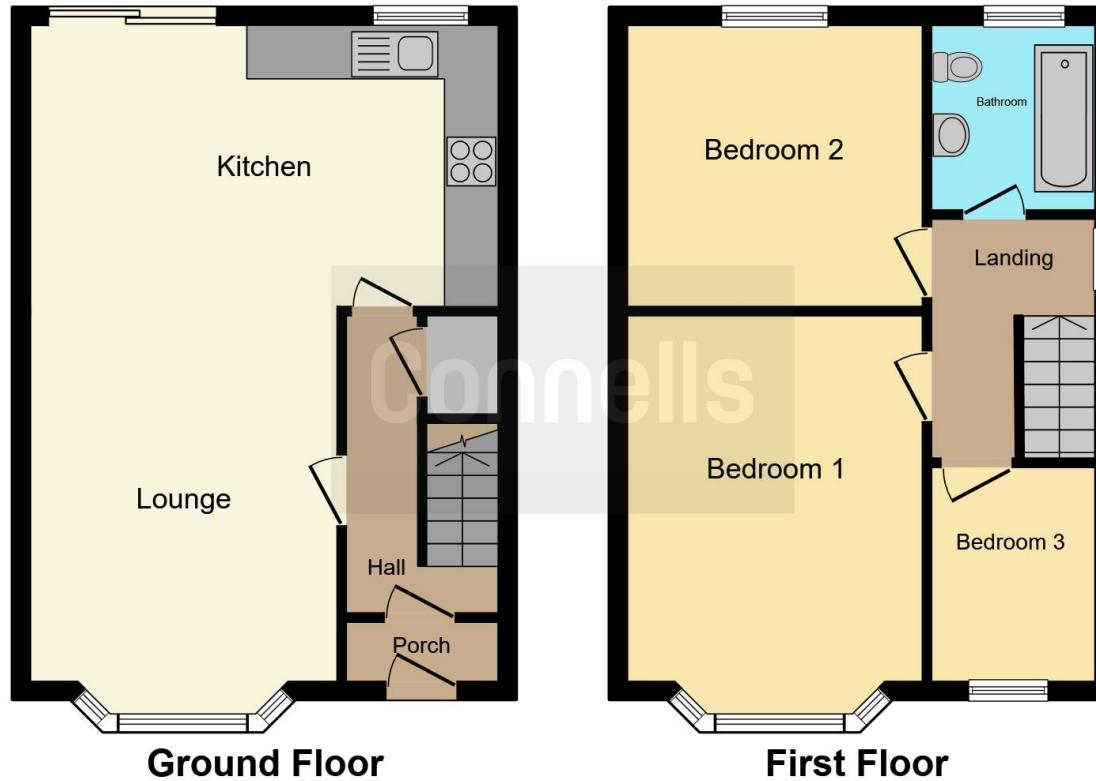
7' x 5' 3" ( 2.13m x 1.60m )











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR312374](http://connells.co.uk/Property/GBR312374)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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